Paul Carr Estate Agents
Sales & Lettings

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Bleak House Drive, Burntwood, WS7 1ZX

Offers In The Region Of £440,000

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Welcome to Bleak House Drive... Paul Carr Estate Agents are delighted to bring to market this fabulous detached family home, ideally situated in the heart of Burntwood. Offering generous and versatile accommodation throughout, Bleak House Drive provides plenty of space for growing families, both inside and out. Conveniently located close to local shops, schools and excellent transport links, this is a home that offers both comfort and convenience right on your doorstep. An internal inspection reveals a welcoming entrance hallway, leading into the front reception room, which is currently utilised as a dining area. From here, the accommodation flows seamlessly into the open-plan kitchen and living space. The well-maintained kitchen offers an abundance of cupboard space and room for appliances, making it both practical and functional for modern family living. To the rear of the property is another fantastic reception space, currently used as a living area and providing the perfect place for relaxing or entertaining guests. Overlooking the rear garden, the bi-fold doors flood the room with natural light and create a wonderful connection between the indoors and outdoors — perfect for entertaining during the warmer months. Also benefiting from useful ground floor storage, a separate utility room and a guest cloakroom, the downstairs is both spacious and versatile. Upstairs, there are four fantastic-sized bedrooms, three of which benefit from built-in storage. The main bedroom further benefits from its own en-suite shower room, alongside a separate family bathroom. Externally, the property boasts a generous rear garden, featuring both gravelled and lawned areas, providing plenty of space for families to enjoy. A summerhouse can be found at the end of the garden, perfect for families with children. To the front, there is a multi-vehicle driveway providing ample off-road parking, together with an integrated garage. Bleak House Drive offers an excellent opportunity for those looking for a spacious detached home in a sought after Burntwood location. If you think Bleak House Drive could be the perfect home for you, give the team a call today on 01543 686444 to arrange your viewing!!

Property Specification

Hall 2.00m (6'7") x 1.52m (5')

Living Room 4.31m (14'2") x 4.23m (13'11")

Kitchen/Diner 6.07m (19'11") x 3.26m (10'8")

Utility Area 1.92m (6'4") x 1.92m (6'3")

Garage 5.27m (17'4") x 2.56m (8'5")

WC 1.92m (6'4") x 1.24m (4'1")

Orangery 5.35m (17'7") x 4.26m (14')

Landing 3.30m (10'10") x 1.05m (3'5") plus 0.26m (0'10") x 0.26m (0'10")

Bedroom 1 3.97m (13') x 3.33m (10'11") plus 0.26m (0'10") x 0.26m (0'10")

Bedroom 2 2.63m (8'8") x 2.10m (6'11") plus 0.26m (0'10") x 0.26m (0'10")

Bedroom 3 2.88m (9'5") x 2.63m (8'8") plus 0.26m (0'10") x 0.26m (0'10")

Bedroom 4 3.03m (9'11") x 2.42m (7'11") plus 0.26m (0'10") x 0.26m (0'10")

Shower Room 2.42m (7'11") x 2.02m (6'8") plus 0.26m (0'10") x 0.26m (0'10")
En-suite Shower Room 1.12m (3'8") x 1.05m (3'5") plus 0.26m (0'10") x 0.26m (0'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

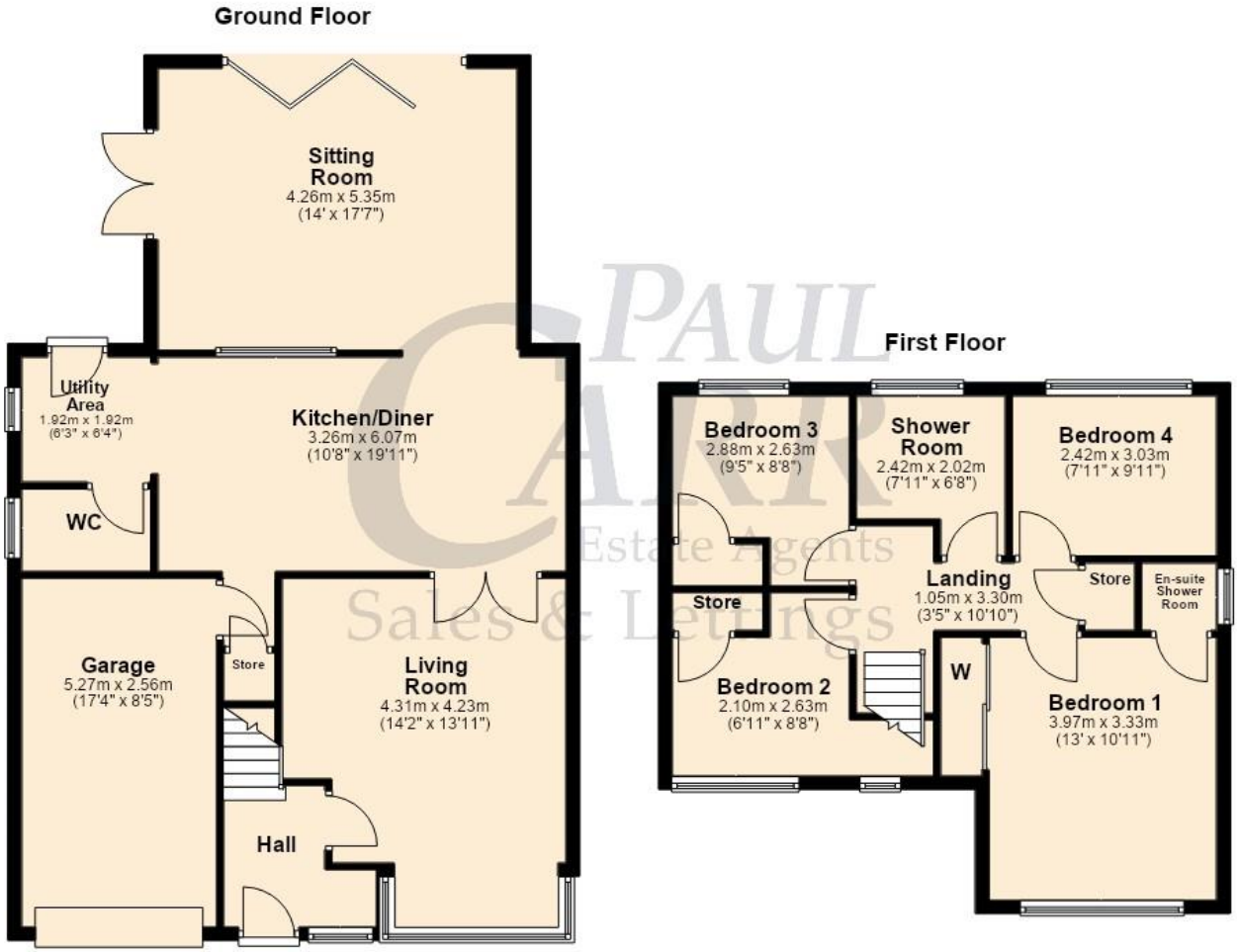
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: D
Tenure: Freehold
Other Charges: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location

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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman